

## Solar Readiness Requirements

While Title 24 2019 requires solar-readiness for non-residential buildings up to ten stories (Section 110.10(a) 3,4), San José's Reach Code requires solar-readiness for multifamily and commercial new construction, regardless of the number of stories.

### **Solar Ready Zone Requirements for Mid-High Rise Multifamily (4+ stories) and Commercial New Construction**

#### Minimum Zone Size:

- 15% of roof space

#### Minimum Segment Size:

- Less than 10,000 sq. ft roof: 80 square ft
- Greater than 10,000 sq. ft roof: 160 sq. ft

In order to meet the reach code solar-readiness requirements, each project must:

- Identify a solar-ready zone
- Provide interconnection pathway (conduit)
- Provide physical space at electrical panel
- Provide structural support for panels

## Frequently Asked Questions

### **Why is the City adopting these additional building requirements?**

All-electric buildings provide many advantages for developers, building occupants/tenants and our community, including reduced greenhouse gas emissions, improved indoor air quality, and financial savings opportunities. Based on the statewide cost effectiveness studies, most building projects are less costly to construct as all-electric buildings.

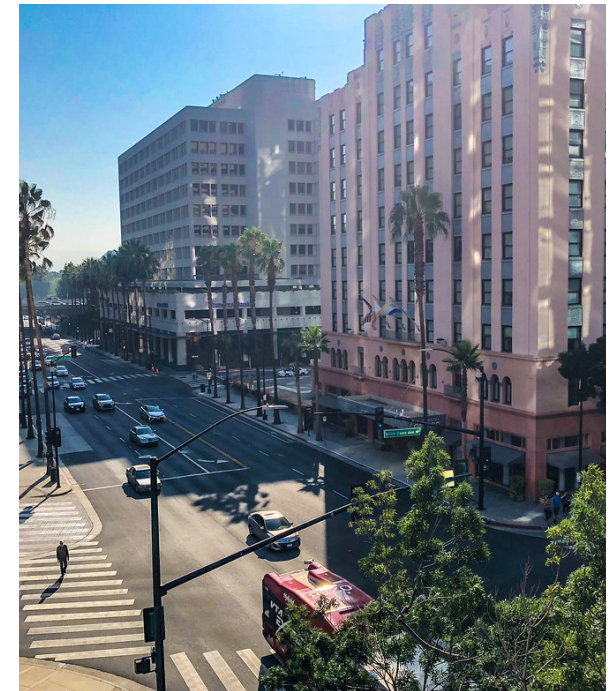
### **Would the gas prohibition and reach code apply to existing buildings, be triggered by a change in occupancy type, or apply to additions/alterations?**

No, the gas prohibition and reach code ordinances are meant for new construction. They do not apply to occupancy changes, additions and/or alterations.

Please visit <http://www.sjenvironment.org/reachcode> for more information on these two ordinances. For building specific questions about these ordinances, please contact the Building Division at (408) 535-3555.



[www.ClimateSmartSJ.org](http://www.ClimateSmartSJ.org)



## **REACH CODE FOR MID-HIGH RISE MULTIFAMILY (4+ STORIES) AND COMMERCIAL NEW CONSTRUCTION**

*Effective January 1, 2020*

## San José's Reach Code

As of January 1, 2020 all new construction in San José is required to comply with our new reach code in order to receive a building permit. A reach code is an ordinance that goes beyond Title 24's (California's Base Building Code) requirements.

### There are three primary components of San José's reach code:

- Electrification and Energy Efficiency
- Electric Vehicle Charging Infrastructure (EVCI)
- Solar Readiness

### Buildings Under the Reach Code

The Reach Code applies to all new construction in San José. However, this brochure focuses specifically on reach code requirements for Multifamily (4+ stories) and Commercial New Construction (referred to as Non-Residential under Title 24).

The following building categories fall under the Non-Residential section of the Reach Code:

- Multifamily
- Office/Retail
- Hotel/Motel
- Other Non-Residential occupancy classification and use

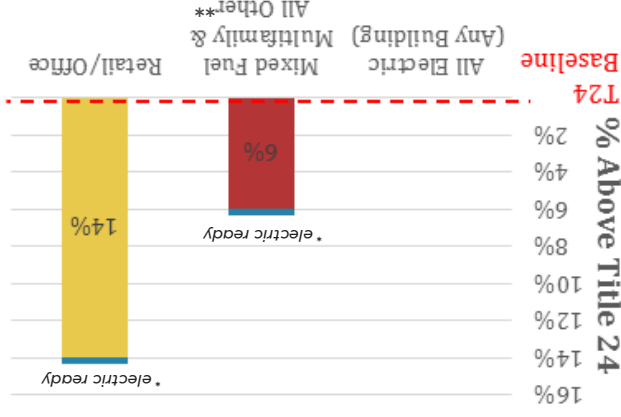
## Electrification & Efficiency Requirements

New buildings can meet Title 24 using a Prescriptive or Performance approach. San José's reach code requires mixed fuel buildings, pursuing the performance approach, to:

- Meet certain level of energy efficiency above Title 24, also known as a compliance margin
- Be made electric ready\*

All-electric buildings simply need to meet Title 24 baseline requirements. The graph below illustrates the efficiency requirements using the Performance approach.

### Reach Code Requirements: All-Electric v. Mixed Fuel



**\*Electric Ready** - Mixed fuel buildings are required to have a parallel electric circuit, or a parallel raceway for future wiring and reserved electrical capacity. lease refer to our Reach Code ordinance for specific electric service capacity requirements for each appliance.

\*\* Does not apply to Manufacturing/Industrial new construction buildings

## Climate Smart San José

### Electric Vehicle (EV) Charging Infrastructure

San José's Reach Code requires that all EVCI be capable of supporting Level II chargers (208/240V AC). The Reach Code distinguishes between three levels of EVCI:

- **EV Capable:** Raceway (conduit), electrical capacity (breaker space).
- **EV Ready:** Raceway (conduit), electrical service capacity, overcurrent protection devices, wire and outlet (i.e. full circuit).
- **EV Supply Equipment (EVSE):** All equipment, including EV charger, needed to deliver electrical energy from an electricity source to the EV outlet.

### EV Charging Requirements

Including EVCI in new construction will accommodate a rapidly growing EV market and help avoid future retrofit costs. The graph below illustrates the Reach Code EVCI requirements.

